

035.0

0002

0032.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
880,500 / 880,500

APPRaised:

880,500 / 880,500

USE VALUE:

880,500 / 880,500

ASSESSED:

880,500 / 880,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
40-42		HILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GETACHEW DAWIT	
Owner 2: TAFESE ASELEFEC	
Owner 3:	

Street 1: 40 HILTON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 5,281 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 3060 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
7/31/2013	1152

ACTIVITY INFORMATION	
Date	Result
11/1/2018	MEAS&NOTICE
5/2/2014	External Ins
1/8/2014	Info Fm Prmt
2/21/2009	Meas/Inspect
6/26/2000	Inspected
4/15/2000	Missed Appt.
3/4/2000	Mailer Sent
3/2/2000	Measured
11/1/1981	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod

Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	5281	Sq. Ft.	Site	0	64.	1.10	3				370,194	

Total AC/Ha: 0.12124	Total SF/SM: 5281	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 370,194	Spl Credit	Total: 370,200
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average	OF= BMT SINK.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Fair										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average										
Color:	GRAY			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1922	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:	G4	Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	5	2	1				
Sec Int Wall:		%		Economic:			%	Additions:		1	8	4	M				
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:	4 - Carpet	20%		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	6 - Ceramic Tile							Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	2 - Gas																
Heat Type:	3 - Forced H/W																
# Heat Sys:	2																
% Heated:	100																
Solar HW:	NO			Central Vac:	NO												
% Com Wall:				% Sprinkled:													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 035.0-0002-0032.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			

16 EFP (16)  
8 OFP (1280) 8  
14 UAT SFL FFL BMT (960)  
ENR (40) 5 40  
21 UAT SFL OFP (48) 24 2  
5 24 SFL OFP (120)

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,128	199,490	225,027	BMT	100	RRM	75	G	
BMT	Basement	960	96,430	92,572	UAT	100	FLA	100	A	
FFL	First Floor	960	199,490	191,513						
OPF	Open Porch	296	22,470	6,651						
UAT	Upper Attic	252	139,640	35,190						
EFP	Enclos Porch	144	46,960	6,762						
ENT	ENTRY	40	26,870	1,075						
Net Sketched Area: 3,780				Total:	558,790					
Size Ad	2088	Gross Are	4536	FinArea	3060					

**IMAGE**

**AssessPro Patriot Properties, Inc**